THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32647-1 / Box #14

Karen Johnson Davidson County
Batch# 339176 DEEDWARR
01/07/2020 08:28:30 AM 6 pgs
Fees: $33.00 Taxes: $2,210.75
20200107-0001869

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Utopia Associates, LLC ATTN: Nathaniel Barker or Joseph Barker PO Box 23830 Nashville, TN 37202	New Owner	10516012400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mary Lou Neal, Melody Scott and Darrel Scott** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Utopia Associates, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Corrine Place, of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to Professional Turf Supply of Tennessee, Inc., by Deed dated April 23, 1986 from Robert H. Gurley and wife, Elizabeth E. Gurley, of record in Book 6837, Page 980, Register's Office for Davidson County, Tennessee. The property was conveyed to William R. Neal, Mary Lou Neal, Darrel Scott and Melody Scott by Quitclaim Deed dated July 3, 2001 from Mary Lou Neal, Corporate Secretary of Professional Turf Supply, of record in Instrument No. 20010706-0072279, said Register's Office, said deed having been corrected by Corrective Quitclaim Deed, of record in Instrument No. 202001070001868, said Register's Office. William R. Neal conveyed his interest to Mary Lou Neal by Quitclaim Deed dated January 30, 2018, of record in Instrument No. 20180222-0016699, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 6th day of January, 2020.

Mary Lou Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Lou Neal, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 6 day of January, 2020.

JOHN T. COO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $597,500.00.

Affiant

Subscribed and sworn to before me this
6 day of January, 2020.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of January, 2020.

Melody Scott

STATE OF Georgia]
COUNTY OF Dawson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melody Scott, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of January, 2020.

AMANDA K GIBSON NOTARY EXPIRES GEORGIA 10-15-2023 PUBLIC DAWSONVILLE COUNTY

Amanda K Gibson
Notary Public
My Commission Expires: 10-15-2023

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of January, 2020.

Darrel Scott

STATE OF Georgia]
COUNTY OF Dawson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darrel Scott, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of January, 2020.

Amanda K Gibson
Notary Public
My Commission Expires: 10-15-2023

AMANDA K GIBSON NOTARY PUBLIC DAWSONVILLE COUNTY EXPIRES GEORGIA 10-15-2023

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 105-16-0-124-00. Said taxes have been prorated between the parties as part of closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.

4. All Matters as shown on the ALTA As-Built Survey of 2135 Utopia Avenue by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee R.L.S. #1728, dated November 22, 2019 as File No. 19020.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

